

North Hills Neighborhood

Report on Built Environmental Characteristics Study

April 26, 2017

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Agenda

- Neighborhood Conservation Overlay Districts
- NCOD Process
- North Hills Findings
- Next Steps

What is an NCOD?

- Overlay zoning district
- Usually more restrictive than base zoning
 - Every property has zoning
 - Zoning regulates things like lot size, building setbacks, building height, and permitted uses
- Additional development standards for an identified neighborhood
- Intended to preserve the built character of an area

NCOD Process

Step 1: Citizens petition

- Specific characteristics requested: lot size, lot width, primary street setback, building height
- Submitted February 2017– demonstrate compliance with guidelines

Step 2: Neighborhood study

- What is the predominant character, or how is the neighborhood built out today?

Step 3: Text change

Step 4: Rezoning

NCOD Guidelines

Minimum qualifications for an NCOD:

- At least 15 acres in size
 - Study area is 175 acres
- At least 75% developed
 - Study area is 99% developed
- Located in an area in which Council has adopted neighborhood built environmental characteristics and regulations into the Code (*applies at the rezoning stage*)
- Rezoning petition signed by a majority of property owners (*applies at the rezoning stage*)

Neighborhood Study



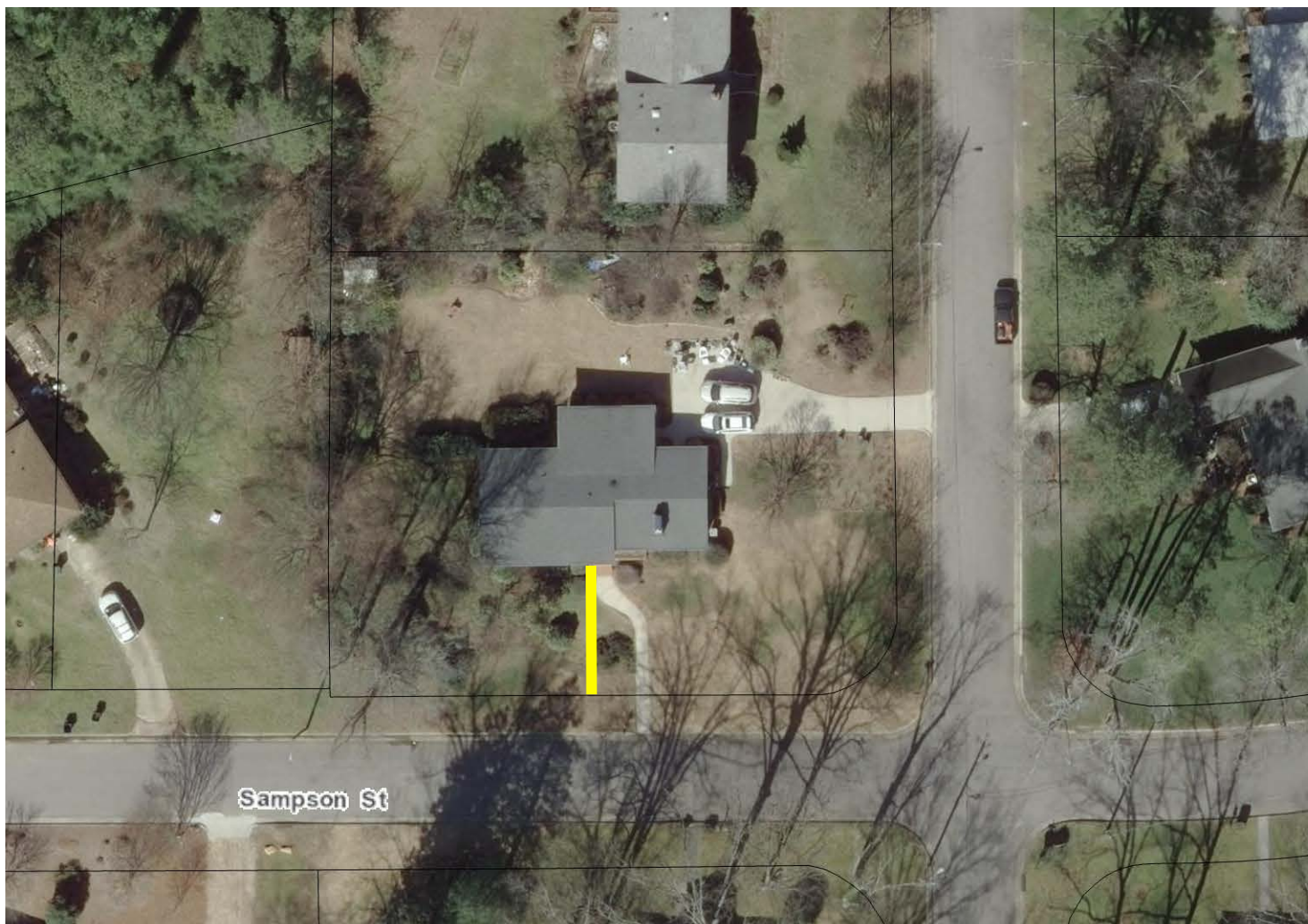
Lot Size



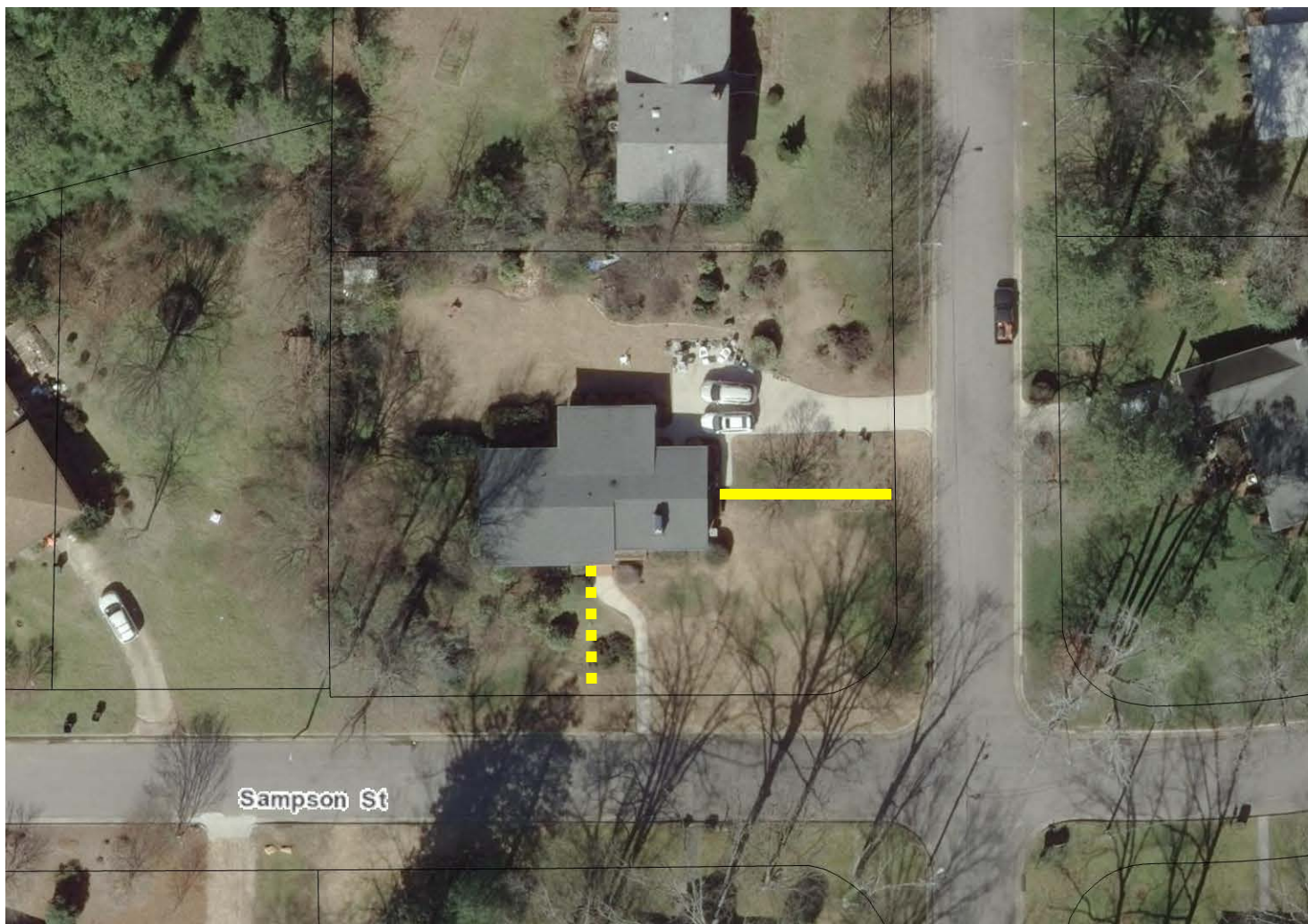
Lot Width



Primary Street Setback



Side Street Setback



Building Height



Study Area Overview

- 175 acres
- 443 properties
- 8 vacant properties
- Distinguishing elements: single family homes built between 1950's to 1960's

Predominant character

- Code defines predominant character as the 75th percentile
- 443 lots in study area
 - 75% of lots: 333 lots
 - 25% of lots: 110

Study Findings

Characteristic	Range (min-max)	Predominant Character (75 th %) minimums	Predominant Character (75 th %) maximums	Average	Median
Lot size	10,037.11 sf. – 44,417.57 sf. Or .23 acres – 1.02 acres	14,721.3 sf. Or .33 acres	18,865.9 sf. Or .43 acres	17,208.3 sf. Or .40 acres	16,193.2 sf. Or .37 acres

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Lot width	47.55 ft. – 213.74 ft.	91.6 ft.	115.5 ft.	106.6 ft.	100.6

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Primary street setback	16.67 ft. – 86.43 ft.	39.3 ft.	51.2 ft.	45.7 ft.	44.9 ft.

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Primary street setback	16.67 ft. – 86.43 ft.	39.3 ft.	51.2 ft.	45.7 ft.	44.9 ft.
Side street setback	15.06 ft. – 74.91 ft.	30.7 ft.	46.7 ft.	39.3 ft.	37.1 ft.

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Side street setback	15.06 ft. – 74.91 ft.	30.7 ft.	46.7 ft.	39.3 ft.	37.1 ft.
Building height	11 ft. – 39.6 ft.	16.3ft.	21.7 ft.	19.6 ft.	19.2 ft.

Comparison to Current Zoning

Characteristic	Current Standard (R-4 District)	Predominant Character (75 th Percentile)
Lot size (min)	10,000 sq. ft.	14,307 sq. ft. or .33 acres
Lot width(min)	65 ft. (interior); 80 ft. (corner)	91.79 ft.
Primary street setback (min)	20 ft.	39.24 ft.
Side street setback	15 ft.	30.84 ft.
Building height (max)	40 ft.	21.8 ft.

Step 3 - Text Change

- City Council presentation
- Council decides whether to authorize text change
- Neighbor submits application for text change
- Planning Commission review
- City Council Public Hearing
- If text change adopted, submittal of rezoning petition

Step 4 - Rezoning

- Rezoning needed to apply NCOD standards
- More than 50% of property owners must sign rezoning petition
- Rezoning process
 - Planning Commission
 - City Council public hearing

Questions

Project webpage on www.raleighnc.gov (search for North Hills NCOD)

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